

TOWN OF WAYLAND

Massachusetts

TOWN MANAGER

Michael McCall
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778
www.wayland.ma.us



SELECT BOARD

Anne Brensley
Thomas J. Fay
Adam G. Gutbezah
Carol B. Martin
William D. Whitney

Meeting Minutes
Select Board Meeting
Tuesday, January 16, 2024 at 2:30 p.m.
Wayland Town Building, Council on Aging Room / Remote
41 Cochituate Road, Wayland, MA 01778

Present, participated remotely:

Anne Brensley, Thomas J. Fay, Adam G. Gutbezah, Carol B. Martin and William D. Whitney

Personnel present: Town Manager Michael McCall, Department of Public Works Director Tom Holder

A1. Call to Order, Review Agenda for Public: At 2:30 p.m., pursuant to Chapter 2 of the Public Acts of 2023, Chair W. Whitney called the meeting of the Select Board to order when a quorum was present. W. Whitney announced that the meeting would be conducted via remote means and that the public could also participate remotely via teleconference. W. Whitney announced that the meeting may be live-broadcast and/or recorded for re-broadcast. W. Whitney reviewed the agenda and announced each member by full name.

A2. Announcements and Public Comment: There were no announcements from the Board.

Jeanne Downs, Concord Road, member of the School Committee, stated that she would be available to clarify or answer any questions regarding Article Q: Special Education Reserve.

Sheila Carel, Joyce Road, stressed the historical significance of the Cochituate area and the need for a broader master plan for the Cochituate village. She showed the Board schematics and maps depicting businesses in Cochituate.

Quentin Nowland, Windy Hill Lane, provided the Board an update from a recent Economic Development Committee (EDC) meeting in which a citizen's petition was considered. He reported that the EDC ultimately voted in favor of advising the Board to sponsor a warrant article for a zoning amendment. Q. Nowland urged the Board not to sponsor the article and uphold its stance from the previous meeting when it was the sense of the Board to not insert a warrant article, presuming a petitioner would present an article to Annual Town Meeting.

Todd McNamara, Commonwealth Road, expressed concern for changing the zoning that would allow the development of 193 Commonwealth Road into a storage facility citing the need for green space in the Cochituate area.

Sandra Dassoni, French Ave, expressed opposition to the zoning amendment related to the development of 193 Commonwealth Road citing flooding and environmental concerns.

Anthony Cavallo, French Ave, expressed vehement opposition to the development of 193 Commonwealth Road stating that it would negatively impact the neighborhood.

Joseph Strazzulla, owner of Cochituate Village Shopping Center/Donelan's at 35 Main Street reiterated his opposition to the proposed zoning amendment for 193 Commonwealth Road and recommended the Board not sponsor the zoning warrant article.

A3. 2024 Annual Town Meeting (ATM): discussion of ATM topics, including but not limited to: a) Discussion and possible vote to insert articles into Warrant:

Q: Special Education Reserve:

C. Martin moved, seconded by A. Gutbezahl, to approve insertion of the Article Q. Special Education Reserve into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

T: Massachusetts Bay Transportation Authority (MBTA) Communities Zoning – invite attendance by Anette Lewis, Planning Board Chair:

C. Martin moved, seconded by A. Gutbezahl, to insert Article T. Amend Zoning Bylaws & Town Zoning Map - Massachusetts Bay Transportation Authority (MBTA) Communities Multi-Family Housing into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Z: Appropriation for Engineering Route 20 Corridor Roadway Improvements: The Board discussed the article intended to appropriate \$600,000 for Route 20 corridor improvements with M. McCall and T. Holder. C. Martin acknowledged that the Route 20 Corridor was one of the Board's goals but questioned how the article would be funded. M. McCall reported that the project was originally slated later in the capital plan. A. Gutbezahl expressed opposition to the approach because it circumvented the capital planning process. A. Brensley expressed her preference to allow the ATM voters to decide. The Board discussed the details of the project such as the funding mechanism and the bid process. W. Whitney suggested a compromise where the Board would reduce the funding amount to make it more palatable. A. Gutbezahl and C. Martin objected to the suggestion.

T. Fay moved, seconded by A. Brensley, that the Board vote to insert Article Z. Appropriation for Engineering Route 20 Corridor Roadway Improvements into the 2024 Annual Town Meeting Warrant, with a reduced amount of \$200,000. Roll Call Vote: YEA: A. Brensley, T. Fay and W. Whitney. NAY: A. Gutbezahl, C. Martin. ABSENT: None. ABSTAIN: None. Approved. 3-2-0.

AA: Reaffirm Remote Participation at Town Meeting: T. Fay explained the purpose of the article and screen-shared a draft of the article request form.

T. Fay moved, seconded by C. Martin, to insert AA: Reaffirm Remote Participation at Town Meeting as set forth on the screen, into the 2024 Annual Town Meeting Warrant. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A4. Consent Calendar: a) Review and vote to approve listed items b) Discuss, consider, and potentially act on items removed from Consent, if any:

1. Vote the question of accepting a grant from the Massachusetts Department of Environmental Protection (MassDEP), for support of the Massachusetts Electric Vehicle Incentive Program (MassEVIP) Public Access Charging (PAC) Program, for the purposes of providing up to ten charging ports at 8 Andrew Avenue in the amount of \$28,965.00.
2. Vote the question of approving the request of Broomstones, Inc., 138 Rice Road (One Curling Lane), for an extension of the hours during which alcoholic beverages may be sold until 1:00 a.m. on Saturday, January 27, 2024, for the annual Men's Bonspiel.

T. Fay moved, seconded by C. Martin, to adopt the Consent Calendar but for items that have to be removed for discussion. T. Fay withdrew the motion. C. Martin withdrew the second. C. Martin asked for the specific location of the ten charging ports at 8 Andrew Avenue. T. Fay moved, seconded by C. Martin, to approve the Consent Calendar. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

A5. Select Board Members' reports and concerns: C. Martin reported that the emergency connection to the Massachusetts Water Resources Authority (MWRA) was completed. C. Martin acknowledged that S. Carel submitted a proposal for Cochituate Village and recommended the Board consider it, A. Brensley concurred. A. Brensley asked for an update on the Equity Audit. T. Fay acknowledged that the Economic Development Committee (EDC) had submitted an article request form relative to 193 Commonwealth Road and recommended

the Board address the matter. M. McCall clarified the Boards procedure for insertion of warrant articles. C. Martin announced that the Finance Committee would be hosting a Warrant Article Workshop with the Board on Monday, January 22, 2024. M. McCall would provide an update on the Equity Audit in the coming weeks.

A6. Topics not reasonably anticipated by the Chair 48 hours in advance, if any: There were none.

A7. Adjourn: At 3:47 p.m., T. Fay moved, seconded by A. Gutbezahl to adjourn the meeting. Roll Call Vote: YEA: A. Brensley, T. Fay, A. Gutbezahl, C. Martin and W. Whitney. NAY: None. ABSENT: None. ABSTAIN: None. Approved. 5-0-0.

Items included in the packet for the Select Board Meeting of January 16, 2024:

1. ATM Warrant Article Request Form: Special Education Stabilization Fund
2. ATM Warrant Article Request Form: Amend Zoning Bylaws & Town Zoning Map - Massachusetts Bay Transportation Authority (MBTA) Communities Multi-Family Housing
3. ATM Warrant Article Request Form: Funding for Route 20 Curb Cut and Sidewalk Engineering

Items distributed for information and use by the Board during the meeting of January 16, 2024 otherwise not included in the packet (Handouts):

1. Revised Agenda posted on 01/16/2024 at 1:30 p.m. revises agenda posted 01/11/2024 at 9:46 p.m.
2. Screen share: ATM Warrant Article Request Form: AA: Reaffirm Remote Participation at Town Meeting: presented by T. Fay
3. Screen share: Materials re: Cochituate Village, presented by Sheila Carel, Joyce Road, 01/16/2024